

**EXHIBIT A – FINDINGS**

***Environmental Determination***

- A. This project qualifies for a Categorical Exemption (Class 3) pursuant to State CEQA guidelines Section 15303 because the project is minor in nature, involves little site disturbance, will not require the removal of any native vegetation, and will visually blend with the existing commercial buildings.

***Minor Use Permit***

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the proposed communications facility is an allowable use in the Commercial Retail land use category, and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code. The project meets the applicable standards for wireless communications facilities since the proposed facility will be integrated into the existing rooftop parapet of the commercial building, and would not be discernible as a wireless communications facility to the public.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the installation and operation of the unmanned wireless communications facility does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Land Use Ordinance and Building Code requirements designed to address health, safety and welfare concerns. According to the RF report for this project (Hammett & Edison, Inc.; June 5, 2015) the maximum RF exposure level due to the proposed operation at ground level was calculated to be 4.5 percent of the applicable public exposure limit, 4.6 percent at the nearest building and 4.0 percent at the second-floor elevation of any nearby residence.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the new, screened unmanned wireless communications facility located within a parapet on the rooftop of an existing building will not be discernible to the public as a wireless communications facility, and therefore will not conflict with or alter the visual character of the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project, because the project is located on Orchard Road, an arterial road constructed to a level able to handle any additional traffic associated with the project. Once constructed, the proposed project would be anticipated to result in approximately one vehicle trip every four to eight weeks for routine maintenance. This small amount of additional traffic would have a negligible effect on existing levels of service for County and State roadways and intersections.